027.0	0003	0005.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,400 /	946,400
					USE VALUE:	946,400 /	946,400
					ASSESSED:	946,400 /	946,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI PERRI JANE A TR
Owner 2:	80 BROADWAY REALTY TR
Owner 3:	
Street 1:	22 BOBBY JONES DR
Street 2:	
Twn/City:	ANDOVER
St/Prov:	MA Cntry Own Occ: N
Postal:	01810 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Store with a Store Building built about 1988, having primarily Brick Exterior and 1358 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	6965.000	152,500	4,400	789,500	946,400
Total Card	0.160	152,500	4,400	789,500	946,400
Total Parcel	0.160	152,500	4,400	789,500	946,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 696.91 | /Parcel: 696.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 18616

GIS Ref

GIS Ref

Insp Date 09/11/18

!2263!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	152,500	4400	6,965.	789,500	946,400		Year end	12/23/2021
2021	325	FV	152,500	4400	6,965.	776,100	933,000		Year End Roll	12/10/2020
2020	325	FV	152,500	4400	6,965.	762,600	919,500	919,500	Year End Roll	12/18/2019
2019	325	FV	150,900	4600	6,965.	717,700	873,200	873,200	Year End Roll	1/3/2019
2018	325	FV	150,900	4600	6,965.	628,000	783,500	783,500	Year End Roll	12/20/2017
2017	325	FV	150,900	4600	6,965.	493,400	648,900	648,900	Year End Roll	1/3/2017
2016	325	FV	150,900	4600	6,965.	493,400	648,900	648,900	Year End	1/4/2016
2015	325	FV	139,900	4700	6,965.	448,600	593,200	593,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:15:34

LAST REV

Date	Time
11/01/21	12:11:47
apro	

PAT ACCT. 2263

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	19010-361		4/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	18616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/11/2008	231	Re-Roof	6,300			G9	GR FY09	
7/19/2007	600	Sign	1,200	C		G8	GR FY08	
5/15/2007	348	Manual	12,000	C				re-build of fr ent
4/20/2007	254	Sign	800	C				
3/7/2007	130	Inter-De	3,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2021	I & E Mailed	MM	Mary M
7/16/2019	Mail Update	JO	Jenny O
9/11/2018	Meas/Inspect	PH	Patrick H
1/20/2000	Meas/Inspect	197	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		6965		Sq. Ft.	Site		0	44.	2.58	CG									789,515						789,500	

Total AC/HA:	0.15989	Total SF/SM:	6965	Parcel LUC:	325	Store	Prime NB Desc	COMM GD	Total:	789,515	Spl Credit		Total:	789,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:	12 - Board & Bat	20	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	12		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	6 - Ceramic Tile		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		22.3	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25000000
Const Adj.:	1.06026947
Adj $ / SQ:	132.534
Other Features:	5951
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	185931
Depreciation:	41463
Depreciated Total:	144469

COMMENTS

MENOTOMY BEER & WINE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	1

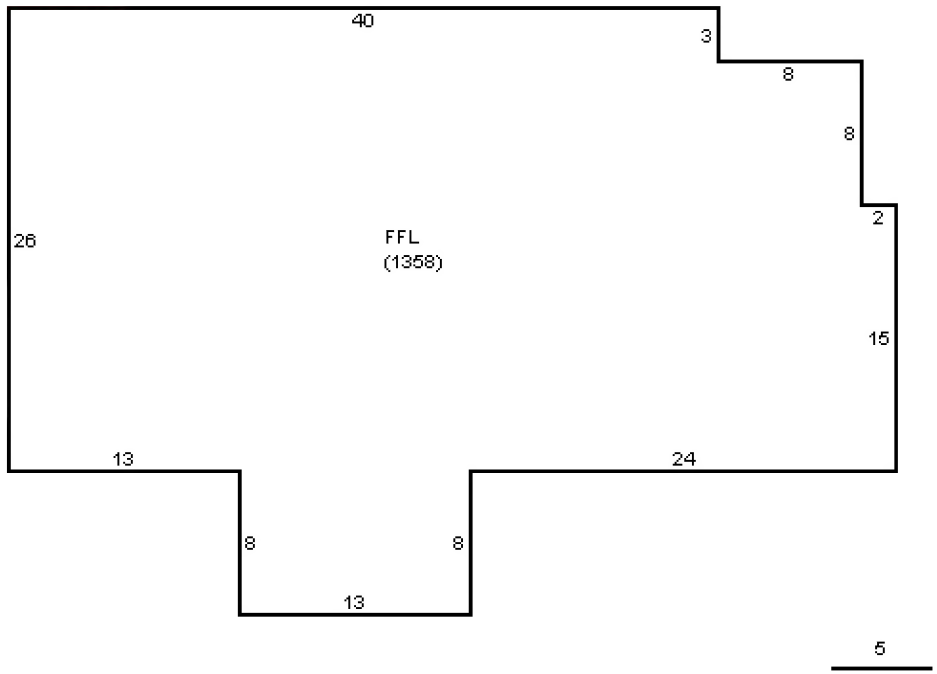
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.53
Special Features:	8000	Val/Su Net:	112.30
Final Total:	152500	Val/Su SzAd	112.30

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,358	132.530	179,981

Net Sketched Area:	1,358	Total:	179,981

Size Ad	1358	Gross Area	1358	FinArea	1358

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	900	A	AV	1988	4.00	T	24.8	325			2,700			2,700
84	Sign-Ilum	D	Y	1	20	A	AV	1994	106.25	T	20	325			1,700			1,700
81	Cooler	M	S	1	128	A	AV	2007	69.06	T	9.6	325			8,000			8,000

More:	N	Total Yard Items:	4,400	Total Special Featues:	8,000	Total:	12,400